

MEMORANDUM

DATE: November 19, 2003

TO: Planning and Zoning Board

FROM: Bruce D. Chatterton, AICP, Planning and Zoning Services Manager
Chris Barton, AICP, RLA, Principal Planner

BY: ULDR Amendment Team
Elizabeth V. Holt, AICP, Planner III
Christine M. Fisher, AICP, Planner II
Project Planner: Kevin Erwin, Planner I

SUBJECT: PZ Case No. 2-T-03

Applicant: City of Fort Lauderdale Construction Services/Planning and Zoning Division

Request: Amend ULDR Section 47-2 *Measurements* and Section 47-35.1 *Definitions* to clarify intent of yard requirements, add a definition for corner yard and revise Section 47-19 *Accessory Uses, Buildings and Structures* to reflect the changes in yard definitions

Background:

The above-referenced changes were presented to the Board in May 2003 to address inconsistencies in the ULDR with respect to yards. At that time, the Planning & Zoning Board requested that staff submit draft ordinance language prior to Board making recommendation to the City Commission. As requested, we are providing the attached draft ordinance language (**see Exhibit 1**). In summary, the proposed ordinance will:

- Amend the definitions of yard, front yard, side yard, and rear yard, in order to clarify the City's intent and purpose for requiring yards in general.
- Provide a new definition for corner yard since other ULDR sections (i.e. Dimensional Regulations in all zoning districts) refer to a corner yard requirement).
- Amend portions of, Section 47-19, Accessory Uses, Buildings and Structures, to make this section consistent with the yard definition changes and to clarify the intent of the regulations.

Staff recommends the amendments as proposed in the attached draft ordinance, attached as **Exhibit 1**. Staff has also included graphics illustrating how the existing and proposed definitions differ (See **Exhibit 2** attached).

At the May meeting, a board member questioned whether the proposed amendments would prohibit a tennis court on a standard 50' by 125' lot. A standard-sized tennis court (60' by 120') cannot be constructed on a 50' by 135' lot under the current regulations, which require that a principal building/use be located on a site before an accessory structure can be constructed and that such an accessory structure comply with the yard requirements of the zoning district, as interpreted by the Zoning Administrator. The proposed regulation will prohibit tennis courts to

be built in any portion of the front yard adjacent to a street as was intended by the current regulation. The revised definition will only clarify and reinforce that interpretation and application of the code, and will not further restrict tennis courts.

Staff

Recommendation: Recommend the proposed amendment to the City Commission

Planning and Zoning Board

Acting as the Local Planning Agency:

The Board shall consider a motion finding that the proposed amendment is consistent with the City of Fort Lauderdale Comprehensive Plan, Future Land Use Element, as follows.

Objective 22: Continue to respond to identified problems/opportunities; develop incentive systems for quality development and redevelopment; prevent incompatible uses; and incorporate design criteria.

Planning and Zoning

Board Review Options:

1. Recommend the proposed amendment to the City Commission, as proposed,
2. Recommend the proposed amendment to the City Commission with revisions,
3. Recommend denial of the amendment to the City Commission.

PZ 2-T-03/KE/11-19-03

Attachments